



**King County**

Department of Natural Resources and Parks  
King Street Center, Suite 700  
201 South Jackson Street  
Seattle, WA 98104-3856  
(206) 296-8687

## **DETERMINATION OF NONSIGNIFICANCE**

**NAME OF PROPOSAL:** Cougar Mountain Access Road Paving and Driveway Connection

**DESCRIPTION OF PROPOSAL:** The proposal is for a driveway connection to be constructed between an entrance/access road to Cougar Mountain Regional Wildland Park and a new, nine-home residential development on private property adjacent to the park. The 300-foot-long, two-lane driveway connection will be constructed on park property. The housing development will be permitted by the City of Bellevue, which requires the development to have access from SE Cougar Mountain Drive. Utilities for the development will be installed under the driveway. In addition, the existing gravel entrance/access road for the park (approximately 3,000 lineal feet) will be paved with asphalt, and the existing well and water line that serve the park will be improved. Stormwater runoff from the entrance/access road will be collected by the existing drainage system in the park, and runoff from the driveway will be collected and disposed of off-site as part of the housing development. King County will grant easements for access and utilities to the developer, BSB Enterprises, LLC, upon completion of the surplus approval process and the SEPA review. The intent of the project is to conform to all local, state and federal regulations and requirements.

**LOCATION OF PROPOSED SITE:** The project is located within the boundaries of Cougar Mountain Regional Wildland Park at the end of SE Cougar Mountain Drive in NE quarter of Section 25, Township 24 North, Range 5 East, W.M., and NW quarter of Section 30, Township 24 North, Range 6 East, W.M.

**PROPONENT & LEAD AGENCY:** King County Department of Natural Resources and Parks

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). In making this Threshold Determination, the responsible official has reviewed the completed environmental checklist and other environmental information on file with the lead agency. This information is available for review upon request (and copying for a nominal photocopying charge) of File Number DPR-S-10-003 at the Department of Natural Resources and Parks, King Street Center, 201 South Jackson Street, Suite 700, Seattle, WA 98104. The environmental checklist, DNS and other information are also available on the King County Parks website: <http://www.kingcounty.gov/recreation/parks/about/cougarmountainaccess.aspx>.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340. The lead agency will not act on this proposal until after Friday, December 3, 2010. The public comment period is fourteen (14) days from the date of issuance of the DNS pursuant to WAC 197-11-500. Any comments must be submitted in writing by 4:30 P.M., Friday, December 3, 2010. If you have any questions, concerns, or require additional information, please contact Robert Nunnenkamp at (206) 263-6207.

Responsible Official: Kevin Brown

Position / Title: Director, Parks and Recreation Division, Department of Natural Resources and Parks

Phone / Fax: (206) 296-8687 and FAX (206) 296-8686

Address: King Street Center, Suite 700  
201 South Jackson Street  
Seattle, WA 98104-3856

Signature: \_\_\_\_\_

Date: 11/5/10

### **THE APPEAL PROCESS**

No SEPA administrative appeal is provided for the grading permit associated with this proposal. Any appeal of this determination relating to the permit associated with this proposal would need to be brought in conjunction with a challenge to Department of Development and Environmental Services decisions on the permit. Procedures for such appeals are set forth in King County Code sections 20.20.020, 20.24.080 and 20.44.120. For all other questions relating to this project, please call Robert Nunnenkamp at (206) 263-6207.

## **ENVIRONMENTAL CHECKLIST (WAC 197-11-960)**

### **A. BACKGROUND**

1. Name of proposed project, if applicable:

**Cougar Mountain Access Road Paving and Driveway Connection**

2. Name of applicant:

**King County Department of Natural Resources and Parks, Parks and Recreation Division**

3. Address and phone number of applicant and contact person:

**201 S. Jackson St., Suite 700**

**Seattle, WA 98104**

**Contact: Robert Nunnenkamp, Property Agent**

**(206) 263-6207**

**(206) 263-6217 fax**

4. Date checklist prepared: **6/10/10**

5. Agency requesting checklist:

**King County Department of Natural Resources and Parks – Parks and Recreation Division**

6. Proposed timing or schedule (including phasing, if applicable):

**Construction is anticipated to begin sometime in 2011.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**No.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**None.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**The driveway connection will serve a new housing development currently under review by the City of Bellevue.**

10. List any government approvals or permits that will be needed for your proposal, if known.

**King County DDES clearing and grading permit; King County Department of Health.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**A two-lane driveway connection approximately 300' long will be constructed between the existing park access road and a new 9-unit housing development. Underground utilities will be installed underneath the driveway. The existing park gravel access road, approximately 3,000 feet long, will be paved with asphalt. Surface runoff will be handled by the existing ditches. The existing water line that serves the park will be replaced as well.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The project is located inside the boundaries of Cougar Mountain Regional Wildland Park in NE quarter of Section 25, Township 24 North, Range 5 East, W.M., and NW quarter of Section 30, Township 24 North, Range 6 East, W.M.**

**B. ENVIRONMENTAL ELEMENTS****1. Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other
- b. What is the steepest slope on the site (approximate percent slope)?

**The steepest slope on the site is over 75%, the steepest portion of the project area is approximately 15%.**

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**Soil is generally gravelly sandy loam.**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

**The area is a former coal mine and there have been instances of sinkholes in the general area but not in the immediate vicinity of the project area.**

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

**The driveway connection will require approximately 270 cubic yards of crushed rock for the base and 270 cubic yards of asphalt for a 4"-thick layer of asphalt. Minor grading of the existing access road will be necessary to even out the gravel surface. Approximately 2,200 cubic yards of asphalt will be needed for a 4"-thick layer of asphalt over the existing base.**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**There is a potential for some erosion resulting from the clearing and grading for the driveway.**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**The driveway easement is contained in parcel 252405 9001 and the access road overlay spans both 252405 9001 and 302406 9025. The driveway will be paved and areas cleared but not paved during construction would be restored and revegetated. The driveway pavement will be approximately 5,000 square feet, which is 0.3% of parcel 252405 9001. The overlay of the existing park access road would add little or no additional impervious surface to the existing 60,000 square feet. The overlay covers 1.5% of parcel 3024069025 and raises the total impervious percentage to 1.6% for parcel 252405 9001. The proposed water system improvements would add no new impervious surface.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**Best Management Practices (BMPs) such as temporary sedimentation and erosion control measures will be in place prior to and during construction.**

## 2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**The proposal will result in greenhouse gas (GHG) emissions that contribute to global warming and related climate change concerns, including: the use of paving materials whose production generates GHG emissions, on-site GHG emissions from construction equipment, and increased vehicle use after construction.**

**Upon project completion, emissions related to construction would cease. Even though GHG emissions will result from vehicle use of the driveway for the planned nine-home development, significant long-term air quality impacts are not expected.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**No.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**Construction equipment would have exhaust controls and would be operated only during construction activity to reduce emissions. The site will be periodically watered to control dust during construction. Truck loads will also be covered or load levels kept below sideboards to control dust.**

### 3. Water

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**No.**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**No.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**None.**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**No.**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**No.**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No.**

## b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

**No.**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**None.**

## c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**Runoff will occur from the road surface. Existing ditches and drainage systems will continue to convey runoff from the existing park access road and runoff from the driveway will be collected off-site as part of the 9-unit housing development. Runoff will be disposed of per the 2009 SWM design manual.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

**No.**

## d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

**Runoff will be disposed of per the 2009 King County SWM design manual.**

**4. Plants**

- a. Check or circle types of vegetation found on the site:

  X   deciduous tree: alder, maple, aspen, other

  X   evergreen tree: fir, cedar, pine, other

  X   shrubs

  X   grass

       pasture

       crop or grain

       wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

       water plants: water lily, eelgrass, milfoil, other

       other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

**A few small shrubs, trees and grass will be removed as part of the driveway construction.**

- c. List threatened or endangered species known to be on or near the site.

**None known.**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**Where necessary sword fern, snowberry, ocean spray and flowering current will be planted. Any significant trees removed will be replaced at a 1:1 ratio.**

**5. Animals**

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds:   hawk  , heron, eagle,   songbirds  , other:

mammals:   deer  , bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

**None known.**



- c. Is the site part of a migration route? If so, explain.

**No.**

- d. Proposed measures to preserve or enhance wildlife, if any:

**Any disturbed native landscape species will be restored at a 1:1 or greater ratio.**

**6. Energy and natural resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**No new sources of energy are planned.**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

**No.**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

**None needed.**

**7. Environmental health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

**No.**

- 1) Describe special emergency services that might be required.

**None.**

- 2) Proposed measures to reduce or control environmental health hazards, if any:

**None needed.**

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

**None.**

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?  
Indicate what hours noise would come from the site.

**Construction activities could generate short-term noise. Noise from construction equipment typically ranges from 75dBA to 95 dBA at 50 feet. Long-term noise may increase slightly due to driveway-related traffic.**

- 3) Proposed measures to reduce or control noise impacts, if any:

**Construction hours would occur during daylight hours (approximately 7:00 a.m. to 4:00 p.m. Construction equipment would be equipped with properly sized and maintained mufflers, engine intake silencers and engine enclosures. In addition, equipment would be turned off during prolonged periods of non-use.**

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties?

**The site is parkland with passive recreation such as hiking. Adjacent properties are single family residential housing**

- b. Has the site been used for agriculture? If so, describe.

**No.**

- c. Describe any structures on the site.

**The park has a single-story maintenance office, a fenced equipment yard, public restroom and parking lots.**

- d. Will any structures be demolished? If so, what?

**No.**

- e. What is the current zoning classification of the site?

**R-1, RA-5 and RA-5-P.**

- f. What is the current comprehensive plan designation of the site?

**ul and os.**

- g. If applicable, what is the current shoreline master program designation of the site?

**Not applicable.**

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

**The project site is limited to a 300'-long driveway and an overlay of the existing park access road and no part of the project site has been classified as an environmentally sensitive area.**

- i. Approximately how many people would reside or work in the completed project?

**None. The project provides access for an adjacent 9-unit housing development and improved park access.**

- j. Approximately how many people would the completed project displace?

**None.**

- k. Proposed measures to avoid or reduce displacement impacts, if any:

**Not applicable.**

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

**None, the project would not change existing or projected uses of the park.**

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**None.**

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**None.**

- c. Proposed measures to reduce or control housing impacts, if any:

**None.**

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**Does not apply.**

- b. What views in the immediate vicinity would be altered or obstructed?

**The driveway would be visible from the park access road.**

- c. Proposed measures to reduce or control aesthetic impacts, if any:

**Aesthetic impacts are limited, primarily the driveway construction. Disturbed areas will be hydroseeded or revegetated.**

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**None.**

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

**No.**

- c. What existing off-site sources of light or glare may affect your proposal?

**None.**

- d. Proposed measures to reduce or control light and glare impacts, if any:

**None, the project does not create light or glare impacts.**

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

**The project area is inside the boundaries of Cougar Mountain Regional Wildland Park. The park offers open space preservation, and passive recreation such as hiking, horseback riding, biking and nature watching.**

- b. Would the proposed project displace any existing recreational uses? If so, describe.

**No. The project improves vehicular access to the park.**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**None, the project improves vehicular access to the park.**

**13. Historic and cultural preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**None known.**

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

**Cougar Mountain was the site of coal mining in the 19<sup>th</sup> and 20<sup>th</sup> century and remnants of the old coal mining activities exist in portions of the park. The area is also a decommissioned Nike site. No landmarks exist on or next to the project site, however.**

- c. Proposed measures to reduce or control impacts, if any:

**None.**

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

**SE Cougar Mountain Drive is a public road that provides access to the park. A Parks-maintained gravel road begins where the public road ends to provide access up the mountain to the existing parking lots.**

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

**The site is not directly served by public transit. The nearest transit stop is at Lakemont Boulevard SE and 171<sup>st</sup> Ave SE, approximately 1.1 miles away.**

- c. How many parking spaces would the completed project have? How many would the project eliminate?

**The project does not create or eliminate any parking spaces.**

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

**The project will overlay the existing gravel road with asphalt of comparable width. The existing road is a private extension from the terminus of the public portion of Cougar Mountain Way.**

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**No.**

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

**The completed project will generate approximately 90 vehicular trips per day for the adjacent 9-unit housing development but no additional trips east of the driveway.**

- g. Proposed measures to reduce or control transportation impacts, if any:

**None. This project will improve vehicular access to the park by paving the existing gravel road.**

**15. Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

**No.**

- b. Proposed measures to reduce or control direct impacts on public services, if any.

**None.**

**16. Utilities**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**The existing water line serving the park will be replaced by a new line in a trench in approximately the same location. This is a private water service from an existing well. The 9-unit housing development will be served by a utility easement underneath the existing road and new driveway. Utilities in this easement will be electricity provided by Puget Sound Energy and domestic water provided by the Bellevue Water and Sewer District.**



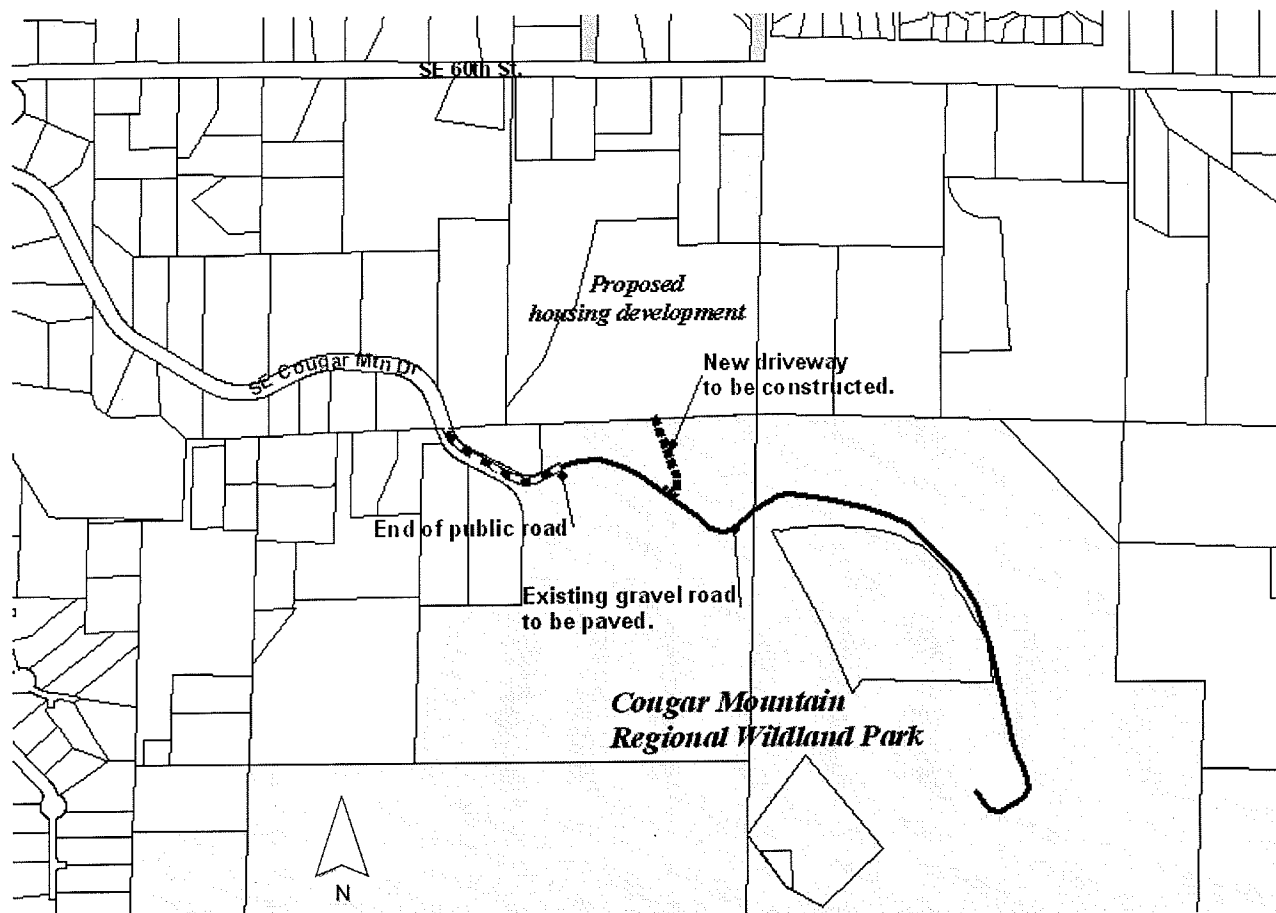
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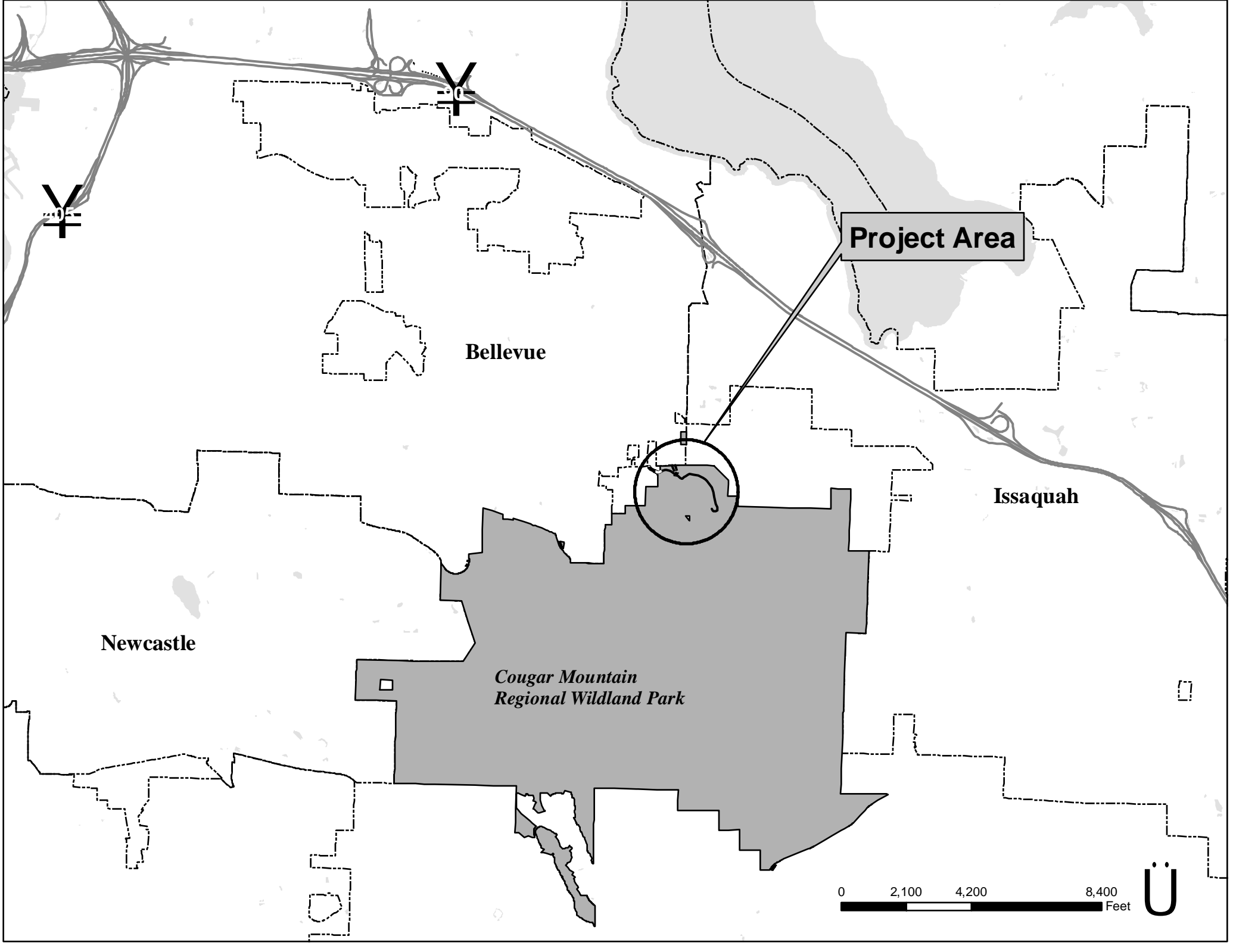
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: .....  .....

Date Submitted: ..... 6/10/10 .....

**Figure 1**





**Project Area**

**Bellevue**

**Issaquah**

**Newcastle**

***Cougar Mountain  
Regional Wildland Park***

0 2,100 4,200 8,400 Feet

